



**CODE OF DEVELOPMENT**

**General Conditions**

- Site Coverage = 50%
- Height must be no greater than 1 storey.
- Building bulk must be managed by incorporation of the following design elements:
  - (i) variation in textures, materials and colours; and
  - (ii) variation in building form to create shadow or 'break up' the repetitiveness of a building.
- The side boundary setbacks must be in accordance with the setbacks stated in the Standard Building Regulation 1993.
- Fencing must not prevent casual surveillance of public road reserve or public open space from living areas (except private open space) within the residential building.
- Pedestrian entry points to dwelling units must be visible from the street.
- Front fences and walls must be no more than 1.2m high if solid (forward of the building line). This height may be increased to 1.8m if the fence has openings, which make it not less than 50 % transparent.
- Solid front fences have a width limited to a maximum of 75 % of the frontage where private open space fronts the street or 6 metres, whichever is lesser.
- Screening of balconies to side or rear boundaries occurs where overlooking into private open space areas of neighbouring properties occurs. Screening of balconies or decks occurs by perforated panels or trellises that have a maximum of 25 % of openings.
- Private Open Space for each dwelling unit:
  - (i) must be a minimum of 25m<sup>2</sup> with a minimum dimension of 4m and directly accessible from a living area of the dwelling unit; and
  - (ii) must have a maximum gradient of 1 in 10; and
  - (iii) must provide screening to prevent viewing of the private open space from public space and adjoining properties
- Two off-street parking spaces must be provided for each dwelling unit.
- All external elements, such as air conditioners, must be adequately screened from public view, to councils satisfaction. Noise from any external elements, such as air conditioners, must not exceed 5dB(A) (decibels) above the background ambient noise level, measured at the boundaries of the subject site.

**Site Specific Conditions**

- Access must be located a minimum of 6m from the road intersection and a minimum of 3m from neighbouring lots.
- Building Envelopes do not grant permission to build over easements.



**Total Site Area: 792m<sup>2</sup>**  
**Total Building Envelope Area: 441m<sup>2</sup>**

**IMPORTANT NOTE**

This plan was prepared to accompany Material Change of Use application to Rockhampton Regional Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client

**iLiv Group**

project

**Varsity Park Estate**  
**Springfield Drive,**  
**Norman Gardens**

plan of

**Plan of Development**  
**(Building Location Envelope)**  
**Dual Occupancy Lot**

rpd

Proposed Lot 86 on QUA\_SK09 Rev 18  
 (Future Lot 86 on SP260357), currently  
 being part of Lot 301 on SP260354  
 Parish of Murchison  
 County of Livingstone

lga

**Rockhampton Regional Council**

rev	date	details	authorised
A	5-12-2013	Initial Issue	RJKF

created

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scale **1:250 @ A3** datum **AHD**  
 sheet no. **1 of 1** cad file **5666-05-BLE-A**  
 plan no. **5666-05-BLE** revision **A**

**ROCKHAMPTON REGIONAL COUNCIL**  
 These plans are approved subject to the current  
 conditions of approval associated with  
 Development Permit No. **D568-2013**  
 Dated **17-12-2013**